FITZROY & COLLINGWOOD BUILT FORM REVIEW STAGE 2:

FITZROY WEST
BUILT FORM FRAMEWORK

PREPARED BY **HANSEN PARTNERSHIP**
IN CONJUNCTION WITH **GJM HERITAGE** FOR **CITY OF YARRA**

DECEMBER 2020

Urban Planning | Urban Design | Landscape Architecture

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** Note: This document is a part of a broader Built Form Review for the Brunswick Street and Smith Street Activity Centres : Built Form Review. It is a component of a broader body of work that sets out a future proposition for two of Yarra's key Activity Centre spines and their adjoining mixed use precincts.*

Preamble

The following urban design report has been prepared for the City of Yarra as the basis for an urban design vision for the Fitzroy West Precinct. It sets out a preferred built form framework underpinned by an integrated urban design and heritage assessment.

The report has been prepared by a multidisciplinary team comprising Hansen Partnership (Urban Design) and GJM Heritage (Heritage) with the support of the City of Yarra's internal working group.

The study area is identified in Figure 1.

This report sets out the rationale for proposed built from controls for Fitzroy West and is underpinned by key components, namely:

Part 1:Fitzroy West Context

Part 2: Precinct - Influences

Part 3: Built Form Proposition

Part 4: Recommended Controls

The report is part of a broader Built Form Review.

Oblique View of the Fitzroy West Study Area and Surrounding Context

Fitzroy & Collingwood Built Form Review Stage 2

Fitzroy West Aerial

Figure 1

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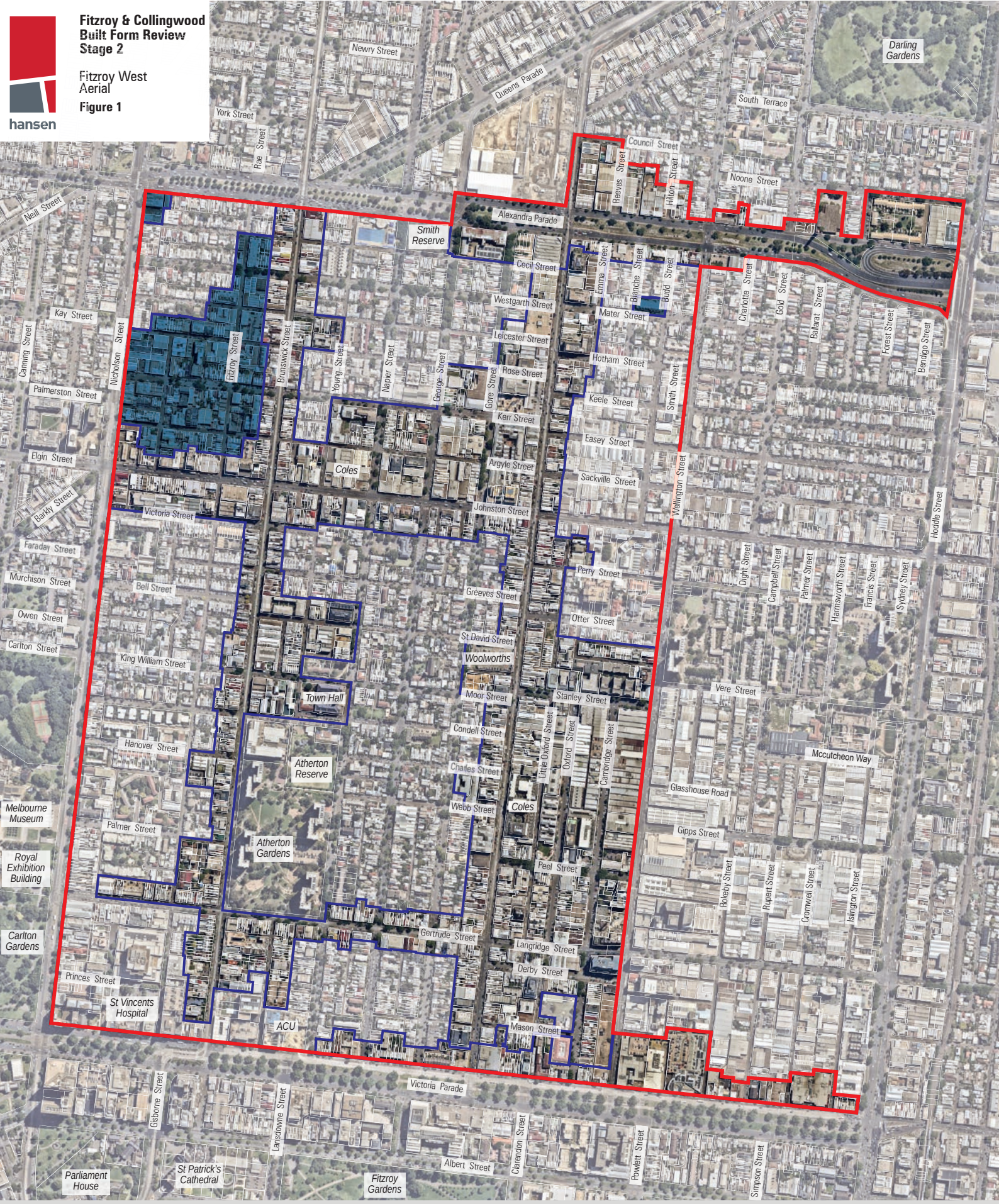

Legend

- Study Area
- Built form review boundary
- Focus Area: Fitzroy West Precinct

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PART 1: FITZROY WEST CONTEXT

The Brunswick Street and Smith Street Built Form Review is a broader urban design program to set a clear framework for future change within two of Yarra's key Activity Centres and their adjoining Mixed Use areas. Planning policy identifies such Activity Centres as areas for accommodating growth and change. Therefore, these are the areas that must be carefully planned and managed in order to accommodate progressive change while protecting (or indeed enhancing) existing established character and heritage values.

Stage 1 of the project was initiated in May 2017 and encompasses large areas bound by Alexandra Parade (to the north), Victoria Parade (to the south), Wellington Street (to the east) and Nicholson Street (to the west).

Stage 1 of the project comprised the preparation of Built Form Frameworks for Gertrude, Brunswick and Smith Streets in 2019. A Johnston St Precinct and Fitzroy East Precinct reports were completed in June 2019 and a Collingwood Precinct report was prepared in June 2018.

As part of the Stage 1 process, extensive analysis of the existing conditions was undertaken and documented within an overall Background report. This comprehensive analysis identified and divided the overall Review Area into ten 'place- specific' precincts. Furthermore, a series of guiding objectives were identified to be contemplated across ten defined precincts.

This report addresses the **Fitzroy West Precinct** (Figure 1 overleaf), forming part of the Stage 2 Built Form Review. A key consideration in the preparation of a Built Form Framework for Fitzroy West relates to its highly mixed built form character including a mix of heritage forms and emerging apartment developments. Two separate reports were also prepared for Victoria Parade and Alexandra Parade 'Boulevard' Precincts in 2020 (as part of Stage 2).

1.1 Overarching Built Form Objectives

The following 8 objectives have been identified for the Brunswick and Smith Streets Built Form Review (the Study Area):

Objectives:

1. Recognise and carefully manage potential in key areas within the Activity Centres.
2. Highlight the character distinctions between the different retail Streets and mixed use precincts within the Activity Centres.
3. Reinforce the traditional Victorian cityscape of heritage Streetscapes as dominant elements, including significant corner elements and identified local landmarks.
4. Ensure continued diversity through sensitive infill within traditional Victorian Streetscapes.
5. Shape the retail Streets and mixed use areas to ensure high quality, people-oriented public realm.
6. Ensure development encourages walking, cycling and public transport usages through layout and design responses.
7. Ensure new development is sustainable and adaptive over time.
8. Manage the built form profile of new development to avoid adverse impact to surrounding areas, including heritage places, Streetscapes and residential interfaces.

View of varied built form along Argyle Street

10 Precincts

The 10 precincts within the Brunswick & Smith Street Built Form Review are:

Stage 1 (May 2017 to November 2019)

- Precinct 1: Brunswick Street (B);
- Precinct 2: Smith Street (S);
- Precinct 3: Gertrude Street (G);
- Precinct 4: Johnston Street (J);
- Precinct 6: Fitzroy East (FE);
- Precinct 7: Collingwood (C);
- Precinct 8: Town Hall (TH);

Stage 2 (Commenced February 2020)

- Precinct 5: Fitzroy West (FW);
- Precinct 9: Alexandra Parade (A); and
- Precinct 10: Victoria Parade (V).

This report addresses **Precinct 5: Fitzroy West.**

1.2 Built Form Precincts

Based on the initial analysis phase of the project the following Precincts were identified spatially as relatively coherent parts. The Precincts are largely defined by function as either:

- An Activity Spine;
- A Mixed Use Area; or
- A Boulevard.

Activity Spines

The Activity Spines are defined by the 'traditional' retail and commercial functions along the four main streets within the review area of:

- Brunswick Street;
- Smith Street;
- Gertrude Street; and
- Johnston Street.

Mixed Use Areas

The Mixed Use Areas are defined by the mixed use functions present in the non-residential land located generally in local streets, behind the Spines. The four renewal areas within the review area are:

- Fitzroy West (this report);
- Fitzroy East;
- Collingwood; and
- Town Hall.

Boulevards

The Boulevards are the non-residential land to the northern and southern edges of the review area which front the broad road corridors of:

- Alexandra Parade; and
- Victoria Parade.

Brunswick & Smith Street Built Form Review

Precincts

Figure 2

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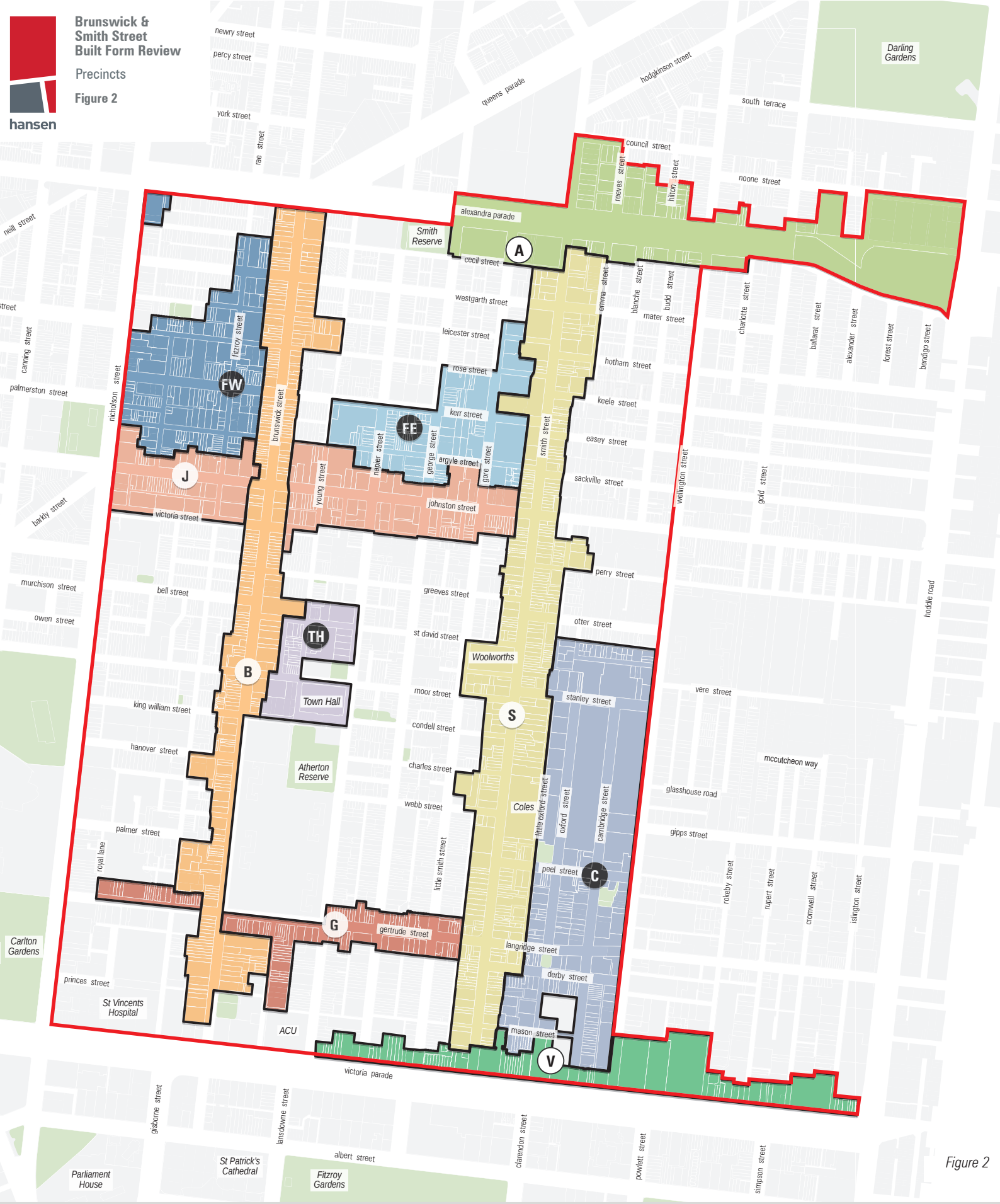

Figure 2

Legend

- study area
- precinct boundary

Activity Spines

- brunswick street
- smith street
- gertrude street
- johnston street

Mixed Use Precincts

- fitzroy west
- fitzroy east
- collingwood
- town hall

Boulevard Precincts

- alexandra parade
- victoria parade

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PART 2: PRECINCT INFLUENCES

Boundary Description

This precinct comprises land subject to the Mixed Use Zone and Commercial 2 Zone between Nicholson Street in the west and to the rear of lots to Brunswick Street in the east.

As oulined in Figure 2, the Fitzroy West precinct extends north-south between the rear of lots to Johnston Street and properties with a frontage to Alexandra Parade at the corner with Nicholson Street. The precinct excludes land within the Neighbourhood Residential Zone on Leicester, Westgarth and Cecil Streets.

Built Form Character

Fitzroy West is a highly diverse precinct, positioned behind the Brunswick Street and Johnston Street Activity Centre spines and divided by land subject to the Neighbourhood Residential Zone.

The character of the precinct speaks to the ad-hoc nature of development occurring across Fitzroy from the mid-1800s. The precinct comprises a network of narrow one-way streets and broad, tree-lined streets in combination with an eclectic mix of building typologies arranged on a varied subdivision pattern.

The precinct is defined by clusters of attached traditional Victorian dwellings of 1 and 2 storeys, larger contributory and non-contributory warehouses as well as scattered Victorian retail and commercial forms, found along Nicholson Street and to corners along Fitzroy Street. There are also several commercial car parks (which also function as weekend markets) on larger sites to Rose Street.

Recent medium density development is evident, with the most recent typically occurring along Rose and Argyle Streets, comprising apartments between 3 to 6 storeys, generally built to all boundaries.

Contributory and non-contributory warehouse forms along Kerr Street

2.1 Foundations

Setting a vision for the Fitzroy West Precinct must be underpinned by an understanding of the diverse physical conditions, including the fabric of existing and approved developments, pattern of heritage forms, critical views as well as other relevant considerations which form the 'foundations' of a future built form framework and development recommendations. This is illustrated in Figure 3 and can be described as follows:

Heritage

Most of the study area is subject to the Heritage Overlay (HO334 South Fitzroy Precinct), comprising a mix of individually significant and contributory intact buildings from the Victorian and Edwardian-era. The heritage building stock includes fine-grain dwellings, commercial forms, warehouses and several proud corner hotels. There is also a site within the Victorian Heritage Regiester (VHR) inside the study area, forming part of the former cordial factory at 8-12 Spring Street and 14-16 Argyle Street.

There is an urban block in the study area which is not subject to the Heritage Overlay. Land bound by Nicholson Street, Henry Street, Spring Street and Argyle Street (except for No. 7 Henry Street) does not form part of HO334 or an individual heritage overlay.

Fine-grain heritage

Rows of continuous, attached, one and two storey Victorian dwellings are a defining character of the precinct. These forms vary in architectural style, detail and finishes, but represent the traditional residential neighbourhoods of Fitzroy found behind the commercial spines of Brunswick and Smith Streets. Clusters of these houses are typically found along Kerr Street (both sides), Henry Street (north side), Westgarth Street (both sides) and the southern end of Fitzroy and Spring Streets, behind Johnston Street.

Heritage warehouses

Another defining feature of the precinct, contributing to the diversity of built form within the precinct, are the presence of traditional single and double storey warehouses, many of which are found to the south side of Kerr Street. Warehouses are typically constructed of red brick with lighter brick or render detailing to windows and parapets. Several warehouse forms comprise pitched parapets and roofs, presenting as a defining feature of the street.

Contributory dwelling at Argyle and Spring Streets

Contributory dwellings along Westgarth and Fitzroy Streets

Individually significant warehouse along Leicester Street

Individually significant warheouse along Argyle and Spring Streets (VHR)

Non-contributory sites

There are several non-contributory, broad frontage sites across the precinct. These sites are typically located on Rose Street and Nicholson Street. A number of these sites accommodate large format post-war warehouse forms comprising commercial and light industrial uses. This includes the 2 sites on Rose Street hosting the Fitzroy and Rose Street Markets (No. 54 and 75 Rose Street).

Recent development trends

The precinct has experienced varying levels of change in the form of medium density housing over recent years. The highest level of change has occurred along Rose Street, with examples of townhouse and apartment typologies ranging between 3 and 6 storeys including street wall heights of typically 3 storeys (generally built to all boundaries). Recent approvals in the precinct include new buildings on large corner sites of up to 7 storeys. This includes a 6 storey mixed-use development comprising the retention of a heritage warehouse façade at No. 75 Argyle Street. Along Kerr Street, there are examples of recent medium-density development comprising setbacks to the street (commensurate with neighbouring single dwellings) accommodating ground level terraces. Other development trends in the surrounds includes infill townhouse and apartment forms between 3 and 5 storeys.

Commercial 2 and Mixed Use Zones

The precinct is defined by 2 land use zones, which prescribe important considerations when contemplating future built form. To Nicholson Street, sites within the study area are subject to the Commercial 2 Zone, where residential uses are prohibited under the zone. New development in the C2Z will typically be in the form of office and/or retail uses, with a primary frontage to Nicholson Street. The remainder of the study area (behind the north-south commercial spines) is subject to the Mixed Use Zone. Under the Planning Scheme, the MUZ is inherently a residential zone, although allowing for the integration of retail and commercial uses (typically at the ground and occasionally first floor). This policy condition is a necessary consideration when contemplating future rear interface controls to these sites.

Non-contributory sites along Westgarth Street

Recent 4 storey development along Kerr Street

4 to 6 storey development on Kerr and Rose Streets

Narrow road profile along Rose Street (10m)

Street width

The study area comprises a mix of street widths contributing to the diverse experience and character of the area. Most of the streets are aligned in an east-west direction. Westgarth and Kerr Street are both 20m wide comprising designated 'sharrow' cycle functions and marked angled parking to both sides of the street. Cecil, Rose and Argyle Streets are 10m wide streets comprising one-way traffic west bound and unmarked parallel parking. Fitzroy and Spring Streets are 10m wide north-south oriented streets, with parallel parking to both sides. Fitzroy Street is a one-way designation (south bound) and serves as an important connection between Alexandra and Victoria Parades.

The study area also has a frontage with Nicholson Street, a 30m wide road reserve, extending between Brunswick East in the north and Victoria Parade in the south. This street accommodates tram route 96, with recently completed tram super stops located at Johnston Street and Leicester Street. The north of the study area, has a direct interface with Alexandra Parade (north), a 30m-60m wide boulevard accommodating high volumes of vehicle traffic in an east-west direction.

Subdivision Pattern

The study area comprises a significant variance of allotment sizes, frontage widths and depths contributing to the diverse character of the precinct. As described in the Statement of Significance for the South Fitzroy Heritage Precinct (HO344) *"the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad-hoc street pattern and layout of allotments…"*. Recent development and lot consolidation has also contributed to the diversity of the subdivision pattern.

Adjoining built form precincts

The Fitzroy West Precinct is flanked to the east by the Brunswick Street Precinct, one of Yarra's Major Activity Centres and to the south by Johnston Street Precinct, a Neighbourhood Activity Centre. Both corridors comprise some of Melbourne's most intact heritage retail streetscapes. These streets perform as important municipal destinations, defined by a walkable network of fine grain retail and commercial uses, benefiting from overlapping public transport routes within close proximity to Melbourne CBD and the fine residential street grid between the activity centres.

Broad road profile of Kerr Street (20m)

Varied subdivision pattern comprising dwellings, warehouses & recent development

Rear interface between MUZ sites

C2Z site on Nicholson Street with interface to NRZ

Rear interfaces

Unlike other precincts within the Built Form Review, allotments in the study area do not have a consistent rear laneway condition. Given the varied allotment configurations and street network pattern, rear interfaces within the study area comprise a mix of laneway and direct abuttal conditions. To Nicholson Street, there are also instances of lots with a rear interface between mixed use zone and Commercial 2 Zoned lots both with and without laneways. The study area also sits to either side of Neighbourhood Residential Zoned land (between Leicester and Alexandra Parade) and abuts Commercial 1 Zoned land to the south along Johnston Street, comprising rear interfaces with laneways. This varied pattern of interfaces (along with other factors) will continue to guide a varied built form response throughout the precinct.

Interface condition between C1Z and MUZ

Green Streets

The linear east-west streets of Kerr and Westgarth Streets comprise significant mature canopy vegetation (deciduous Plane Trees) within the road reserve, enclosing the streetscape. These streets are a stark contrast to other streets within the precinct, which typically have limited street trees and vegetation. These broad 20m wide streets, combined with a high proportion of contributory or individually significant rows of attached dwellings, contribute to the predominant traditional residential character of the streets.

Westgarth Street green street condition

Open Space

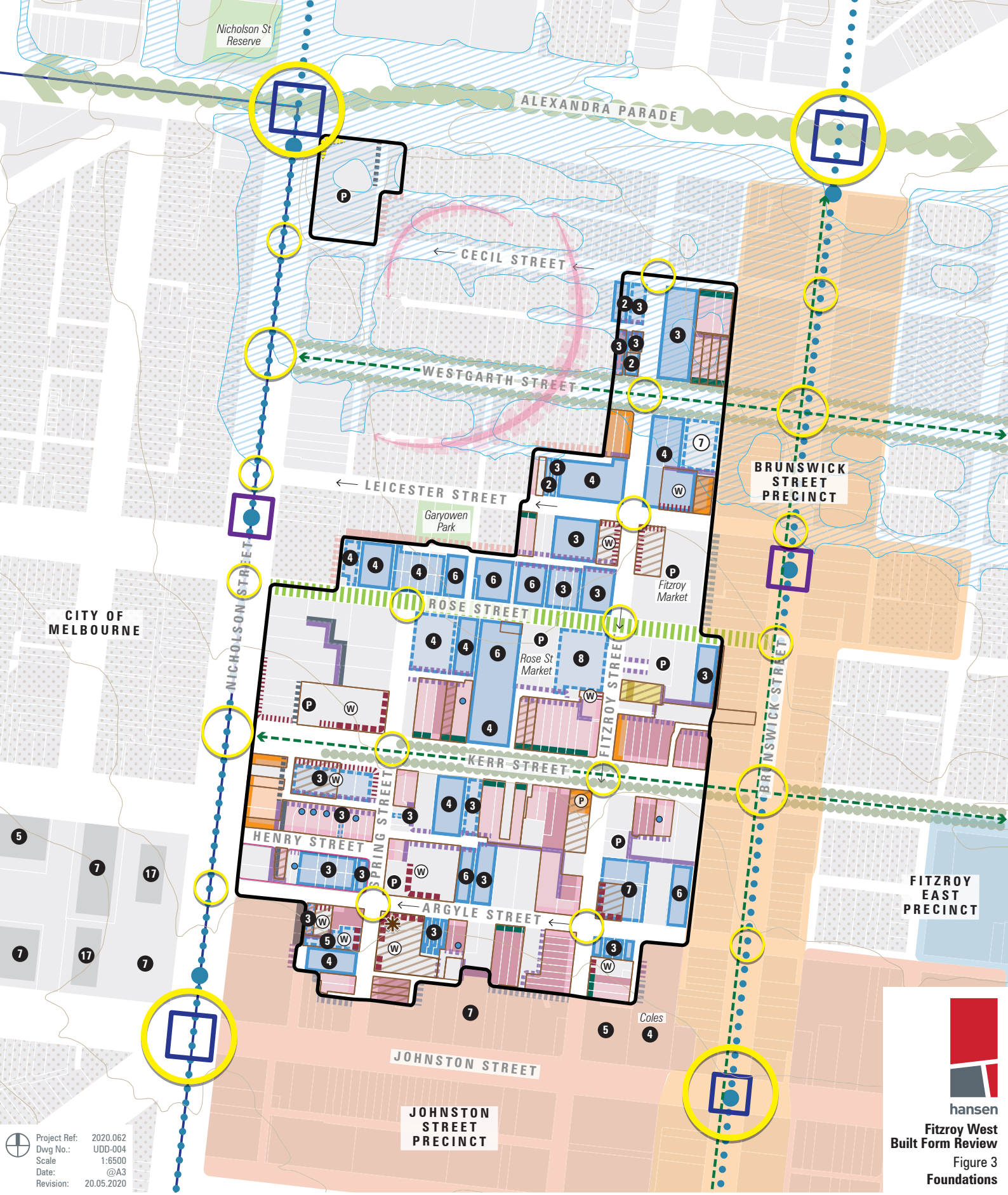
There is a lack of notable public open space in the precinct. The only open space or 'park' of note is the Garyowen Park, outside of the study area to the north west on Leicester Street. This open space, surrounded by lower-order dwellings provides a reprieve in built form with large mature canopy trees providing shade and amenity. Rose Street serves as an important pedestrian link between the markets and Brunswick Street. Yarra Council have implemented a temporary shared street trial for Rose to test whether and if, how a permanent conversion could be realised to improve the public realm and prioritise pedestrian movement and safety.

Streetscape condition of Spring Street comprising no street trees

Special Building Overlay

Land to the north of the study area, including lots to Alexandra Parade, Cecil and Westgarth Streets are subject to the Special Building Overlay. According to the Planning Scheme, an application must be referred to Melbourne Water in accordance with Section 55 of the Act. There may be instances where the water authority may require a raised ground floor to mitigate any potential flooding impacts.

Area within the SBO to the north-west of the study area



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Fitzroy West Built Form Review

Figure 3

Foundations

Legend

- Fitzroy West Precinct Boundary
- Municipal Boundary
- Victorian Heritage Register
- Individual heritage significance
- Contributory heritage building
- Constructed redevelopment
- Approved development
- Planning Assessment
- Rear addition to dwelling
- Fine grain residential single storey
- Fine grain residential single storey (setback)
- Fine grain residential double storey
- Fine grain residential double storey (setback)
- Fine grain commercial (1 storey)
- Fine grain commercial (2 storey)
- Institutional form
- Warehouse streetwall: Low height
- Warehouse streetwall: Medium Height
- interface - residential zone + laneway
- interface - residential zone + no laneway
- interface - commercial zone 1 + laneway
- interface - commercial zone 1 + no laneway
- interface - commercial zone 2 + laneway
- interface - commercial zone 2 + no laneway
- interface - mixed use zone + street
- interface - mixed use + laneway
- interface - mixed use zone + no laneway
- Main junction
- Grid junction
- Local junction
- Established residential
- Residential interface
- Warehouse building
- Pub building
- Car park
- Building height (Feb 2020)
- Proposed building height
- Prominent buildings
- Special Building Overlay
- Excluded from the Precinct Heritage Overlay
- major promotion sign
- Signalised junction
- Signalised pedestrian crossing
- Green streets
- Public Open Space
- Tram Route / tram stop
- Cycle corridor
- Boulevard
- 1-way street
- Future shared street

2.2 Fitzroy West Precinct Built Form Framework

In response to foundation matters, a Built Form Framework has been advanced to reinforce locations for varying levels of change within the study area. A Framework is not definitive (like a Built Form Control Plan), instead it seeks to identify critical 'gestures' of the City. In this instance, the framework recognises the importance of the following attributes with reference to Figure 4:

Heritage values

This precinct has notable heritage values, including most commonly clusters of fine grained 1 and 2 storey residential forms, fine-grained commercial forms and traditional 1 and 2 storey red brick warehouses, many of which are positioned to corners. There is a notable shift in the prevalence of heritage buildings across the study area. The allotments fronting Kerr and Argyle Street comprises a higher portion of contributory buildings compared to the area between Rose and Cecil Streets (and Alexandra Parade). Future built form in these areas must, to varying degrees, respond to the prevailing character of traditional buildings within the streetscape. Modest new additions may be supportable on contributory lots, ensuring the host building remains the predominant element.

Main Roads

Lots with frontages to Nicholson Street and Alexandra Parade comprise considerable opportunity to accommodate a higher level of change, in absence of heritage sensitivity. The broad street widths can potentially allow taller street wall heights compared to the traditional main road spines in Fitzroy and Collingwood, while enhancing the public realm condition at building frontages. Acknowledging these areas are subject to the Commercial 2 Zone, new development is unlikely to be residential unless rezoned in the future. The side and rear interfaces of new buildings should also seek to manage amenity impacts to neighbouring residential land.

Green Streets

Kerr Street and Westgarth Streets are broad streets with a strong residential character framed by dense roadside canopy cover while also serving a critical role in local east-west access (walking and cycling). Future built form will be moderate to reinforce the traditional and domestic attributes of the streets, including the integration of garden setbacks where found adjacent. While there are limited non-contributory sites in these streets, new buildings should adopt a street wall or base height respective of neighbouring contributory forms and ensure no unreasonable overshadowing of the footpath occurs to the south side of the street at the equinox.

Heritage values along Spring Street

Mixed heritage values along Argyle Street

Green Street character of Kerr Street

Frontages to Nicholson Street

Mixed Streets

The area surrounding Argyle Street, Spring Street (south of Kerr) and Fitzroy Street (south of Kerr) is an intact pocket of contributory buildings of varying typologies including clusters of traditional dwellings and warehouses positioned behind the Johnston Street spine. Similarly the small portion of lots along Cecil and Leicester Streets comprise a mix of building typologies, transitioning from the Brunswick Street spine to a low-order residential character outside of the study area to the west. A moderate level of change will occur in this precinct. Future built form should reference this varied condition and adopt a more customised streetscape response while ensuring heritage forms remain visually dominant and provide an appropriate transition to any sensitive residential interfaces.

Regeneration Streets

There is limited contributory heritage fabric along Rose Street with a high proportion of recently completed regeneration on consolidated sites. Future development on the remaining sites is to reinforce the street profile, through complementary street wall heights and a generally consistent upper level presentation.

Subdivision grain

The precinct as a whole is characterised by a diverse subdivision pattern comprising fine-grained lots with residential and commercial stock integrated with broader sites containing traditional industrial warehouse forms. These attributes should not substantially constrain opportunity; however, it is vital for the subdivision pattern (and heritage values) to be retained in all precincts to reinforce the fragmented fabric that references the early development pattern of Fitzroy.

Junctions

The definition of street junctions and local corners assists in the legibility of the area. In Fitzroy West, traditional residential, pubs or warehouse buildings often mark the corners on wide streets (20m) and smaller streets (10m). Future built form to junctions should ensure heritage buildings remain the defining elements of corners adopting complementary street wall profiles and recessive upper levels. The major wayfinding junctions of Nicholson Street, Green Streets and key pedestrian streets also provide opportunity for potential public realm improvements such as kerb outstands.

Recent development on Leicester and Fitzroy Street

Mixed street character of Argyle Street

Recent development along Rose Street

Corner profile of Westgarth and Fitzroy Street

Transition

Properties to the north of the precinct including along Rose, Leicester, Westgarth and Cecil Streets perform as an area of transition behind the Brunswick Street and Johnston Street Spines toward the residential area to the north-west (within the NRZ). While the northern extent of the study area comprises recent development and some non-contributory sites, modest renewal should occur in these areas and provide a meaningful stepping down of form toward 1 and 2 storey dwellings outside of the precinct. A similar principle applies to the sites at the corner with Alexandra and Nicholson Street, where new buildings should transition down to the south-east.

Non-contributory building to Rose Street

Key Pedestrian Connections

Rose Street is an important east-west connection between Brunswick Street, the arts markets and tram stops along Nicholson Street. This street may gradually transform into a shared street arrangement based on Council's future ambitions for the streetscape. While the majority of lots to the north side of the street comprise recent development, it is critical that future built form does not unreasonably overshadow the opposite footpath (south side) at the equinox and avoids contributing to an overly car dominant environment through street frontage presentation.

Residential land along Leicester Street

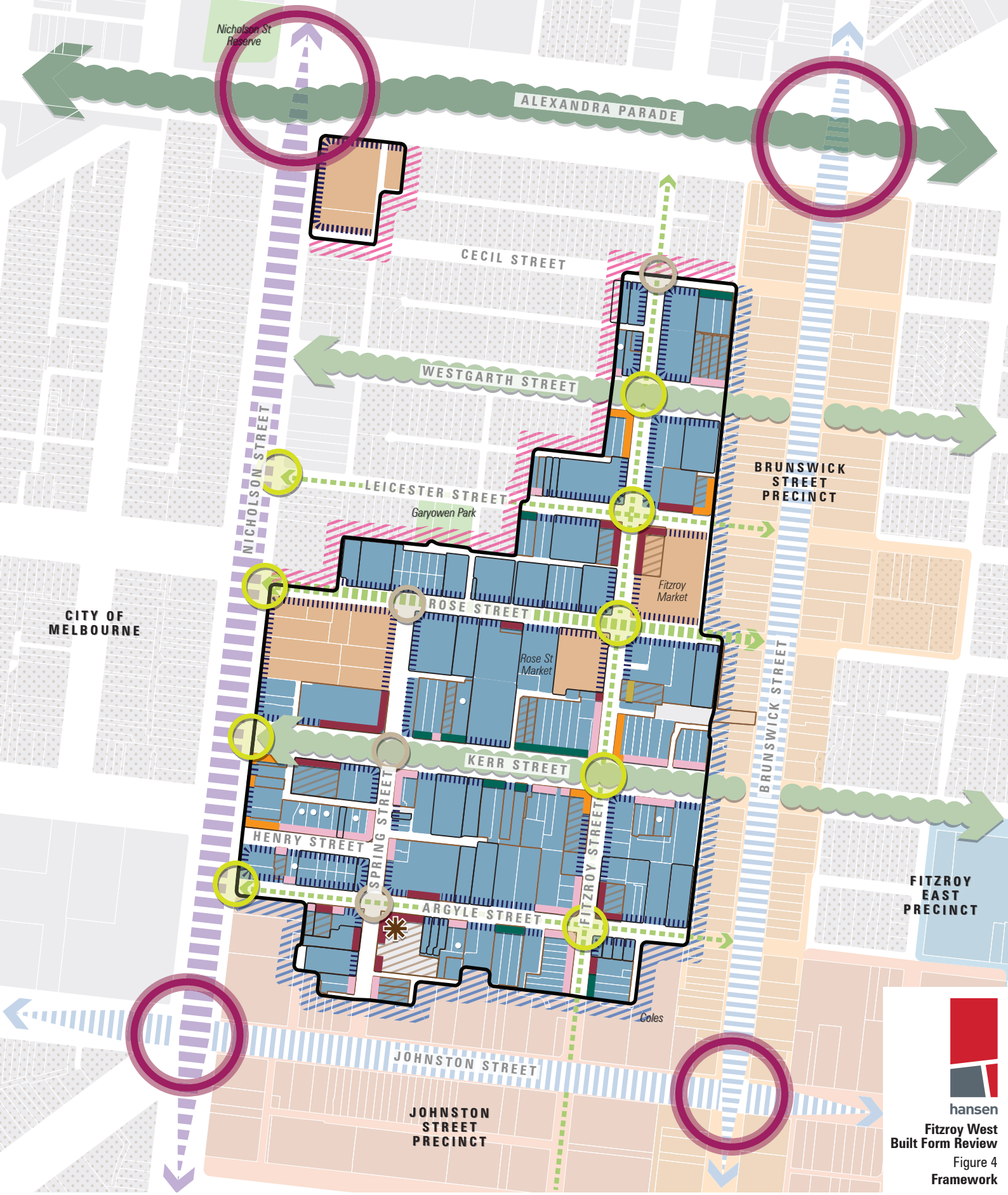
Leicester Street and Argyle Street are also identified as an important east-west pedestrian connection due to its proximity to tram stops on both Nicholson Street and Brunswick Street. These continuous east-west streets also have a key role in 'stitching' various activity nodes within the broader Brunswick Street, Johnston Street and Smith Street activity centres. The future built form should ultimately seek to enhance the pedestrian experience along these streetscapes.

Rose Street- a key pedestrian connection & potential future shared street

Fitzroy Street is also an important north-south pedestrian connection, extending the entire Built Form Review study area length between the Alexandra Parade and Victoria Parade. The north and south of Kerr Street demonstrate a clear distinction in the potential for new development along this street. To the north of Kerr Street, much of Fitzroy Street comprises new street wall opportunity on sites currently presenting a secondary frontage or building 'sideage'. To the south of Kerr Street, there is a higher presence of contributory buildings with frontages to Fitzroy Street with limited opportunity for new development.

Where increased pedestrian footfall can be expected along these streets, street level activation and management of long term amenity impacts to the public realm should be prioritised (including solar access, wind mitigation, pedestrian scale considerations).

Fitzroy Street - important north-south pedestrian link



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Fitzroy West Built Form Review

Figure 4

Framework

Legend

- Fitzroy West Precinct Boundary
- Victorian Heritage Register
- Individually significant/ contributory heritage sites
- Recent development (constructed/ approved)
- Rear additions
- Moderate Infill
- Opportunity
- Limited Opportunity
- Sensitive residential interface
- Commercial interface
- Heritage frontage - Residential
- Heritage frontage - Garden
- Heritage frontage - Commercial
- Heritage frontage - Warehouse
- New frontage opportunity
- Key junction
- Major wayfinding junction
- Secondary wayfinding junction
- Transit corridor
- Commercial spine
- Green Street
- Boulevard
- Future Shared Street
- Key Pedestrian Street

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Future Character Statement

Given this 'Framework' for change, the following future character statement is recommended.

Fitzroy West embodies a strong mixed heritage residential and industrial character and serves as an area of transition between the more active commercial spines along Brunswick and Johnston Streets and the established low-order residential area to the north-west.

This precinct is defined mostly by its grid street arrangement, with prominent east- west streets providing key pedestrian links between activity spines and transit corridors. The precinct is also characterised by a high frequency of corner sites, often defined by heritage forms. Future development will continue to retain prominence of these heritage corners while contributing to wayfinding experience within and to the periphery of the precinct.

Any new development within this precinct should be incremental in scale and must relate most strongly to its heritage context and street profile, which will continue to be framed by a variety of low-rise heritage residential and mid-rise contemporary infill on larger allotments and former industrial sites behind a low street wall profile in response to the heritage streetscape and sense of openness.

Framework Principles

In response to this distinction in the precinct's urban fabric, the preferred future-built form character will seek to build on its key attributes by adopting the following principles:

1. Retain and respond to low-rise heritage residential and industrial character of the precinct with incremental infill opportunity across the precinct.
2. Accommodate contemporary moderate, infill forms along Alexandra Parade, Nicholson Street and on large sites along Rose Street and Argyle Street.
3. Retain the diverse subdivision pattern referencing the narrative of early development within Fitzroy.
4. Retain the predominantly low-rise street wall and ensure stret walls turn the corner.
5. Reinforce the wide and narrow street definitions as relevant to the street.
6. Acknowledge existing and approved development.
7. Maintain solar access to opposite footpaths along key pedestrian streets and green streets.
8. Transition to existing heritage and adjoining residential sites.

PART 3: BUILT FORM PROPOSITION

The Built Form Proposition has been derived from the Built Form Framework which was informed by the Foundations Analysis and underpinned by the overall Background Analysis.

The Fitzroy West Precinct Built Form Proposition demonstrates block by block and street by street parameters for the precincts' evolution of new development. The identified parameters are neither fixed, or absolute but are intended to guide future change. The proposed proposition or 'controls' are represented in Figure 4 and are derived from the following basis:

- Heritage assessment and advice;
- Municipal Housing Strategy;
- Precinct character;
- Solar access;
- Local views and vistas;
- Heritage Street walls and upper levels;
- New street walls and upper level setbacks;
- Heritage frontage (including front setback);
- Transitions;
- Residential interfaces and amenity; and
- Building separation, amenity and equitable development.

The rationale for height parameters is outlined as follows:

3.1: Basis for Height Parameters

Heritage Input

GJM Heritage provided extensive heritage input based on comprehensive analysis comprising:

- The heritage grading of each property within the Heritage Overlays;
- The currency of existing Statements of Significance;
- Confirmation of places with Victorian Heritage Register nomination;
- Identification of local landmarks; and
- Recommended built form parameters to appropriately manage development within the heritage context.

Refer to GJM Heritage Report for details.

Housing Strategy

With reference to the adopted Housing Strategy for the Municipality (adopted 2018), the Fitzroy West precinct is identified as a part of the Brunswick Street Major Activity Centre, designated for incremental change, given presence of a cohesive and highly intact heritage and fine grain buildings. The Housing Strategy identifies future development to be in the form of smaller scale apartment developments and alterations and additions to existing buildings.

Precinct Character

Key characteristics that distinguish the Fitzroy West Precinct are attributed to intact heritage fabric, presence of mature street trees along east-west 'green' streets, narrow streets and varied street setbacks. Diversity in built form is attributed to a variation in the subdivision pattern, land use function and built form typology (dwellings, traditional shop fronts or warehouses). New development should seek to respond to the unique contextual characteristics and respond to unique sensitivities as required.

Street Proportions

Default preferred maximum building heights have been derived in relation to the adjoining street width. This has been based on considerable analysis and documentation of the existing relationships throughout the broader study area, which has shown there to be a strong correlation between the width, function and character of the street to the height and profile of the buildings which line it.

This study also recognises that street width relationship to the overall building height also has a strong correlation with the street's function and streetscape character.

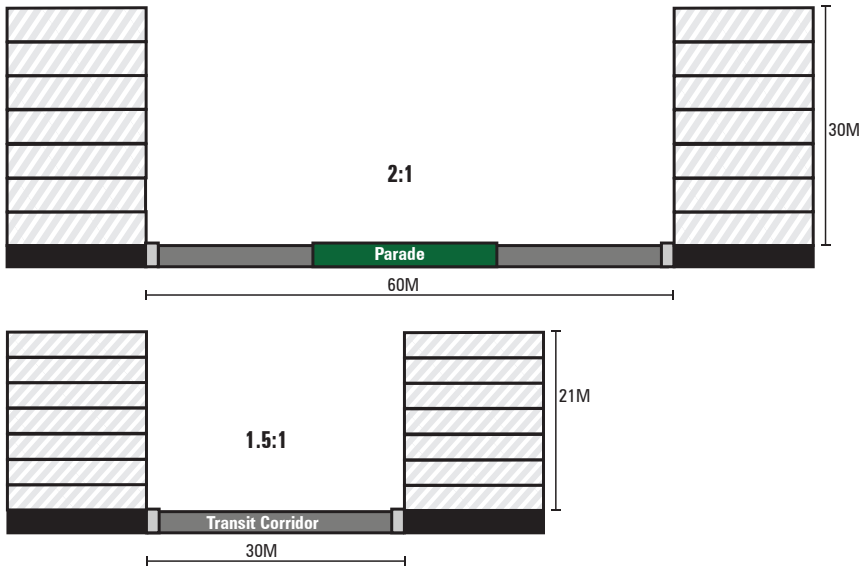
However, in order to respond to the prevailing streetwall scale, set backs to upper levels are required. They are also determined by the size and depth of lots, noting need for rear boundary transition conditions.

Parade Presence & Transit Corridor

Alexandra Parade (60m) and Nicholson Street (30m) are distinctively characterised by open, broad profile with a wide central median planting to Alexandra Parade and a tram corridor in the central median along Nicholson Street.

Therefore, as a starting point, the preferred overall building height of new forms along these open streets will seek to balance the opportunity presented by the generous road proportion with retaining the sense of openness. Importantly, it is also critical that future development continue to respond to its broader streescape character and heritage setting. The following is recommended:

- Up to 2:1 – Street width to overall building height ratio (main road corridors at key junction locations, large size lots).



A street width to building height ratio of up to 2:1 for parade and transport corridor

Typical streets

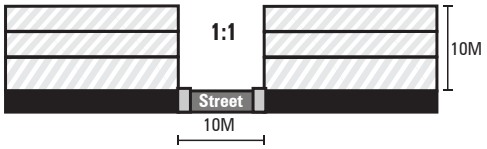
Based on analysis, a proportionate relationship between street width and building height suitably balances a street edge definition, pedestrian scale consideration at the street level and outdoor amenity.

Therefore, as a starting point, the preferred overall building height of new forms can be determined by the width of the street which ranges between 10-20m in the context of Fitzroy West. The size and depth of allotments and lack of sensitive interfaces was another factor when considering an increase in the default ratio as small and shallow lots would not be able to accommodate taller forms.

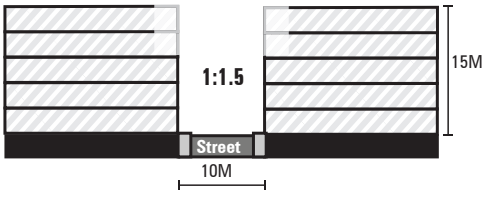
The proportionate relationship between street width and overall building heights for Fitzroy West along its narrow streets, seeks to retain an open view to the sky from within the footpaths and ensure future development does not overwhelm the heritage setting.

The following is recommended:

- Up to 1:1 – Default street width to overall building height ratio (for fine grained lots on streets between 10m-20m wide).
- Up to 1:1.5 – Increased street width to overall building height ratio (for moderate size lots on streets between 10-20m wide).



A default street width to building height ratio 1:1 for local streets (10-20m) for fine grained lots



A default street width to building height ratio 1:1.5 for local streets (10-20m) for moderate sized lots

Solar Access to the Public Realm

In inner urban areas such as Fitzroy, solar access to the public realm is an important consideration. Therefore, future urban form should protect solar access to key streets and open spaces appropriately to ensure 'life and attraction' at the street level for residents and visitors.

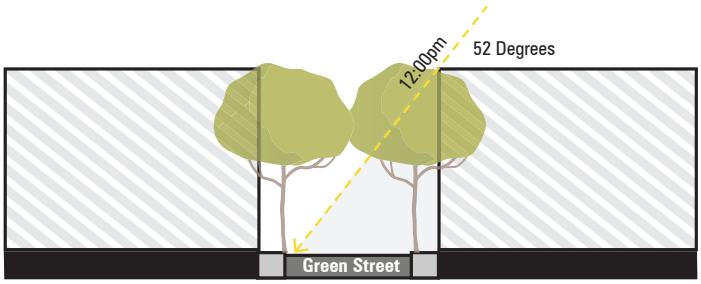
The Urban Design Guidelines for Victoria contains the following relevant Objectives and Guidelines:

'Objective 5.1.3 To ensure buildings in activity centres provide equitable access to daylight and sunlight', and

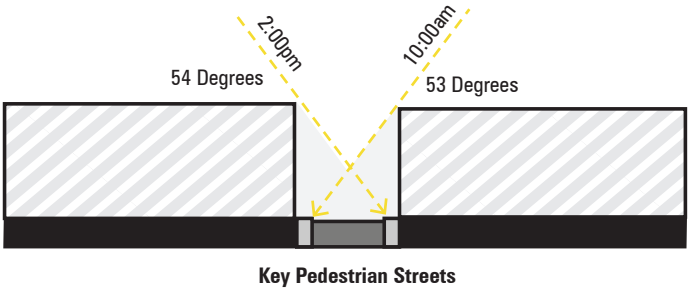
'5.1.3a Locate and arrange the building to allow daylight and winter sun access to key public spaces and key established street spaces.'

Within the Fitzroy West Precinct we recommend the following solar access measures to maintain appropriate solar access to the public realm, measured on 22 September (the equinox):

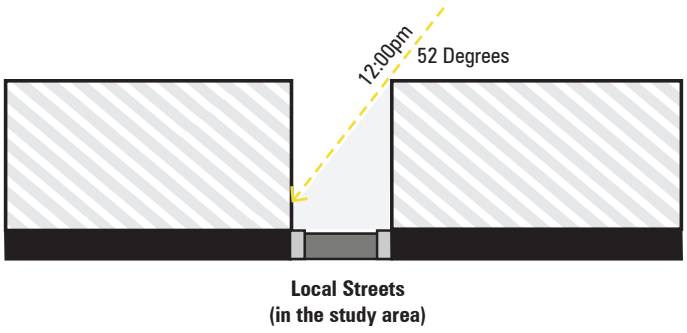
- **Green streets:** along Westgarth Street and Kerr Street, avoid overshadowing of the southern footpath between 10am and 2pm.
- **Key pedestrian streets and key east-west streets:** along Leicester Street and Argyle Street avoid additional overshadowing of opposite footpaths between 10am and 2pm.
- Parts of footpaths along Rose Street (west of Fitzroy Street) and part of Fitzroy Street (between Kerr Street and Rose Street) are already overshadowed by recent construction. New development should minimise additional overshadowing of opposite footpaths along these key streets between 10am and 2pm.
- **Other streets (within the study area)**: along Spring Street and Henry Street, avoid overshadowing above the ground floor of buildings. On narrower perpendicular side streets, some overshadowing of footpath (south side) is inevitable. It was determined that protection of solar access to first floor should be supported.
- **Other streets (outside the study area):** avoid overshadowing of footpaths to opposite side of the street between 10am to 2pm.



12pm exquinox solar angle along 20m wide Green Street



10am and 2pm exquinox solar angles along 10m wide key pedestrian street (north- south)



12pm exquinox solar angles along 10m wide streets (in the study area)

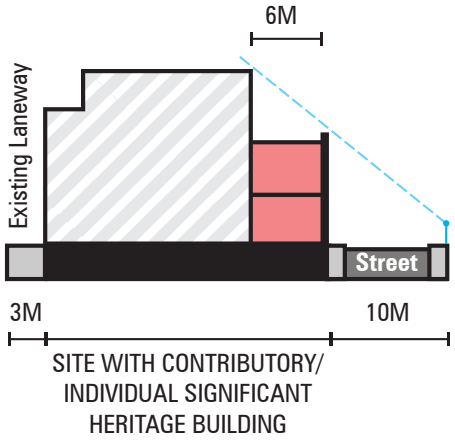
Heritage Street Walls and Upper Levels

Within the Fitzroy West study area, there is extensive heritage fabric which is to be retained and enhanced. The recommended upper level setback parameters for contributory or individually significant sites draw on the objectives and provisions of Clause 22.02, 22.10 and 22.14 as well as hertiage advice from GJM Heritage.

A **default 6m measurement** (from the facade) to the new built form including balcony line) is applied to all contributory and individually significant sites.

This is to ensure adequate protection of the primary heritage 'volume' (including chimneys, and exposed roof forms). The default upper level setback will also protect facade articulation in the streetscape elevation with spatial separation between the street wall or frontage and recessive upper levels (behind).

Where opportunity for taller development exists behind the heritage volume, an upper level setback greater than the default 6m will be required in addition to consideration of a sensitive architectural design treatments (massing, form and materiality) to ensure the new form does not visually compete with the heritage element.

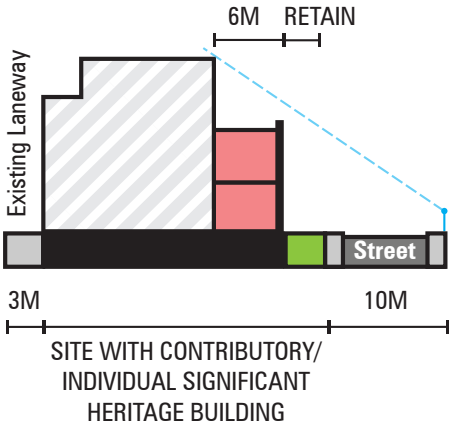


Preferred setback above heritage street wall

Heritage Frontages

Based on an understanding of heritage advice and the distinct built form character across the precinct, the following parameters guide the preferred built form response for heritage frontages in the study area:

- Heritage forms (both VHR and Non-VHR) should retain existing heritage frontages, including front setbacks. This is particularly relevant to Kerr Street, Westgarth Street, Argyle Street, Cecil Stret and Fitzroy Street where existing heritage forms (including single-storey residential) are setback from the street frontage for front gardens and terrace.
- Retention of all built fabric within sites with VHR designation (14-16 Spring Street). It also precludes new built form within the 'air rights' above VHR buildings.
- Where new buildings are proposed within the side or rear setback of VHR sites, they are to be positioned behind existing structures, ensuring heritage frontages are not concealed by new forms from streetscape views.
- New built form to the rear of individually significant residential heritage forms, including single and two storey terraces should ensure upper levels are highly recessive in view.



Preferred setback above and behind heritage frontage

New Street Wall and Upper Levels

In urban areas, urban design guidelines typically seek to introduce a 'street wall' and 'upper-level front setback' measure. The purpose of such a distinction and separation is to maintain the prominence of 'traditional' frontages within the streetscape while enabling new and increased heights in a recessive order. Upper-level setbacks also retain a sense of openness to the street, which is prominent in a pedestrian's field of vision and reinforces the traditional street wall scale.

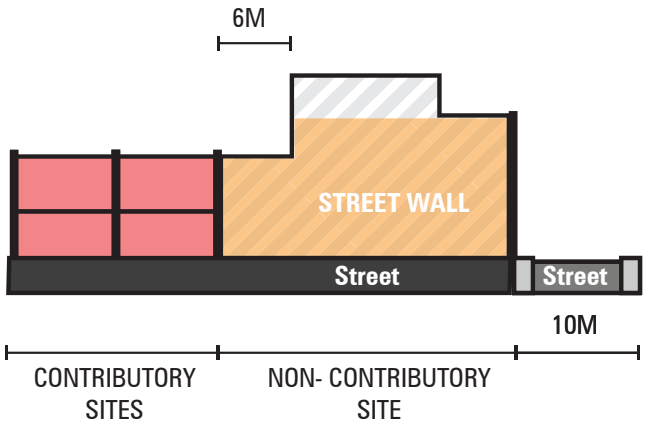
New street wall heights

The Fitzroy West precinct has a diverse mix of street wall and frontage heights, including pockets with narrow front garden setbacks. New street walls should acknowledge the prevailing height of adjacent contributory or individually significant heritage forms and adopt a complementary street wall height.

Importantly, new street walls should not diminish the heritage qualities of the streetscape. Where a site is adjacent to a single storey heritage form, a street wall transition is considered appropriate in ensuring the traditional form is not overwhelmed by new development.

The following is recommended:

- A **'default' street wall height of 2 storeys** (8m) is applicable for sites adjoining contributory/ individual significant heritage sites, or where a prevailing heritage streetscape is present, such as Cecil Street, Westgarth Street, Leicester Street, Kerr Street, Argyle Street, Spring Street and Fitzroy Street. The 2 storeys street walls at non- contributory corner sites will also respond to key junctions which are currently framed by heritage corners on two or three sides including:
  - Fitzroy Street with Leicester Street (2 sides).
  - Fitzroy Street with Kerr Street (3 sides).
  - Fitzroy Stret and Argyle Street (3 sides).
  - Spring Street and Kerr Street (2 sides).
- An increased **street wall height of 3 storeys (11.2m)** is recommended for non-contributory sites. The 3 storey street wall reponds to the prevailing low-rise forms (2-3 storeys) within the outside the study area and the narrow street profile. Along Rose Street, new street walls should reference the prevailing street wall heights of recent infill development at 3 storeys (11.2m). This complements the role of the street as a future shared street, maximising opportunities for passive surveillance and activity to the public realm. Where future developments contribute to wayfinding and where heritage and residential sensitivites are limited, a street wall height of 3 storeys (11.2m) is also recommended for corner sites including at the following junctions:
  - Fitzroy Street and Rose Street.
  - Spring Street and Rose Street.
  - Nicholson Street and Rose Street, Kerr Street, Henry Street and Argyle Street.
- At the corner of **Nichsolson and Alexandra Parade** a taller street wall height of 4 storeys (14.4m) is considered appropriate in demarcating a notable junction in the precinct and acknowledging the lack of sensitive interfaces to the north and west of the site. This street wall height also complements the controls applied to the corner of Johnston and Nicholson Street in the south (refer Johnston Street Built Form Framework).
- In some instances, sites have direct abuttals to contributory heritage sites. New street wall should **transition** from taller street wall to respond to the abutting heritage parapet for a length of approximately 6m or to the nearest property boundary (if less than 6m).



Preferred street wall transition for corner sites

Upper level setbacks for non-contributory sites

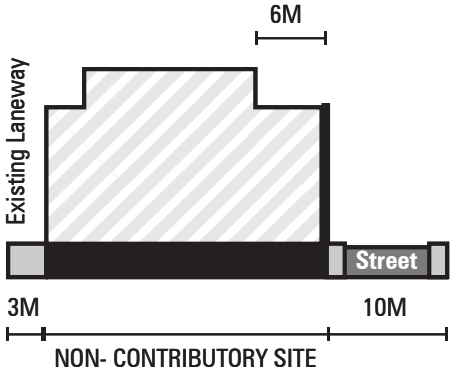
The purpose of the upper level setback is to:

- Provide a clear distinction between 'base' and 'top'.
- Create a degree of consistency for upper levels that comprises a mix of heritage and non-heritage forms.
- Ensure the new upper level does not visually dominate the streetscapes.
- Ensure no unreasonable overshadowing of the public realm (taller buildings may require upper level setback greater than 3m to meet the overshadowing requirement).

To ensure the visual distinction between new street walls from upper levels, to retain a visually dominant street wall and in response to heritage streetscape, **a 'default' 6m upper level setback** (from the street boundary to building facade including balcony line) is applied to all non-contributory sites fronting:

- Nicholson Street and Alexandra Parade for emphasizing a dominant street wall, to respond to the open profile and prevailing streetscape character.
- Cecil, Westgarth, Kerr and Argyle Streets to be visually recessive and subservient to heritage fabric in response to more intact streetscapes and to retain an open sky view from the within the public realm.
- Key corners at intersections of Leicester and Fitzroy Streets, Argyle and Spring Streets and Argyle and Fitzroy Streets to retain visual prominence of the industrial buildings at key corners.

A reduced setback (3m) is applicable to Rose Street, Fitzroy Street, Spring Street (north of Kerr Street), Henry Street where solar access to the public/ private realm can be achieved and the visual exposure of new upper levels does not compete with the street wall or adjacent heritage form or where there is already an established setback line from recent development.In the context of the study area, Fitzroy Street and Spring Street are mostly presented with 'sideages' to fine grain properties. A reduced setback is considered an appropriate response to the fine-grained subdivision pattern.



Preferred upper level setback above new street wall

Upper Level Expression

The design of upper levels of new development should:

- Be well articulated and break up the building mass;
- Distinguish between the lower and upper levels through materials and articulation;
- Be designed so that sidewalls are articulated and read as part of the overall building design and not detract from the streetscape when viewed from direct and oblique views along the streetscape; and
- Provide passive surveillance of adjacent streets and public open space.

Transition

In this part of Fitzroy, the transition in building height is gradual and is guided by the character of the main road corridors that border the precinct.

Brunswick Street is an important traditional retail spine to the east. New built form proposition behind heritage frontages is in the order of 3 to 5 storeys to maintain the prominence of heritage buildings (refer to Brunswick Street Built Form Framework). While taller built form can be accommodated on larger lots behind the spine, future built form in the precinct should acknowledge the important view corridor along Brunswick Street and ensure the height of buildings does not overwhelm the backdrop of traditional fine grain frontages.

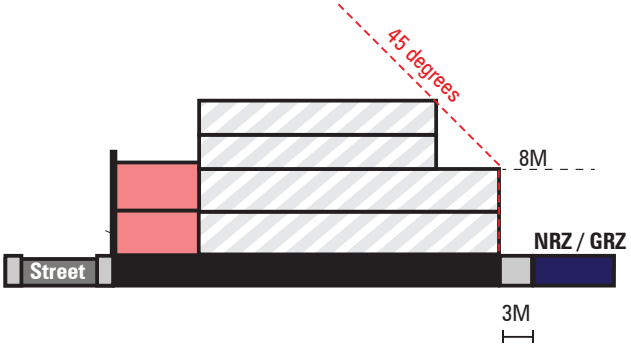
Johnston Street retail spine defines the precinct's southern boundary. New built form proposition behind heritage and non-heritage frontages is in the order 5 to 7 storeys, with an opportunity for a corner definition at the north eastern junction of Jonston Street and Nicholson Street (refer to Johnston Street West Built Form Framework). Consistent with the Brunswick Street spine approach, built form heights in the Fitzroy West precinct does not seek to compete with the urban morphology envisaged for key activity spines.

To Nicholson Street (west) and Alexandra Parade (north) the width of the road allows increased building heights toward this edge. New built form should seek to transition in height to existing residential and heritage forms found on east-west streets to the east. Within the Fitzroy West precinct, larger sites may be able to accommodate a gradual transition within its own site, through recessive upper levels, or variation in street wall heights. Overly stepped forms, or 'wedding cake' outcomes should be avoided.

Future development with an immediate abuttal to individually significant heritage sites, or sites with VHR designation should also accommodate height and potential setback, to avoid overwhelming and visually dominating the heritage forms. The appropriate level of transition should be assessed on a case by case basis during town planning application phase.

Residential Interfaces (including laneway)

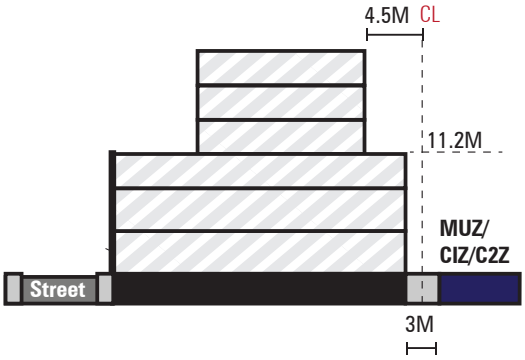
Fitzroy West does not comprise a significant number of lots with a rear interface with Residential Zoned land. The majority of residential interfaces are separated by rear laneways and there are few instances where lots have a direct abuttal to residential properties. Residential interfaces are often defined by secondary frontage or party walls (1- 2 storeys). Along these residential interfaces (with, or without laneway separation), an 8m (2 storeys) form built to the boundary is required with a recessive upper-level setback (behind a 45- degree setback envelope) to ensure residential amenity is protected.



Preferred built form transition to residential zone land (GRZ/NRZ)

Non-Residential Interfaces (including laneway)

The precinct comprises a mix of rear interface conditions including laneways of varying widths and rear abuttals. Future development should respond to these mixed conditions. Where new development is separated from adjoining non-residential sites by a laneway (typically 3m wide), it should present a maximum 11.2m (3 storeys) form at the interface, with any built form above set back 4.5m from the centreline of the laneway. This ensures a minimum distance of 9m is provided between adjoining sites to facilitate equitable development achieving adequate separation between dwellings.



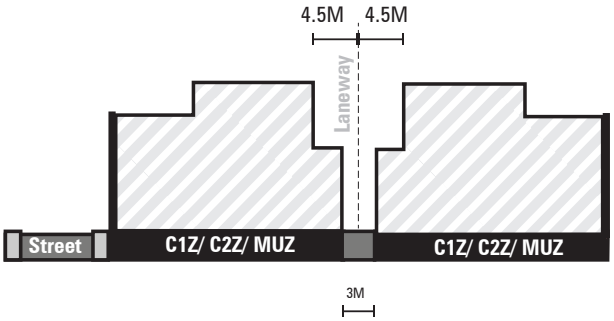
Preferred built form transition to MUZ or C1Z sites

Building Separation, Amenity & Equitable Development

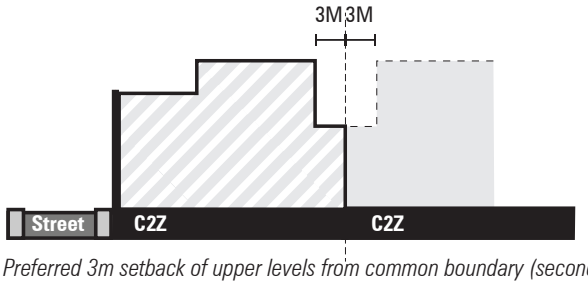
New development should provide a design response that considers the existing condition and future development opportunities of adjacent properties in terms of outlook, daylight and solar access to windows. Development should be setback from common boundaries to provide separation between buildings at the upper levels (above the street wall):

- A minimum of 4.5m from the boundary where a habitable room window is proposed;
- A minimum of 3m from the boundary where a non-habitable room window or commercial window is proposed; and
- A minimum for 4.5m from the edge of a proposed balcony or terrace.

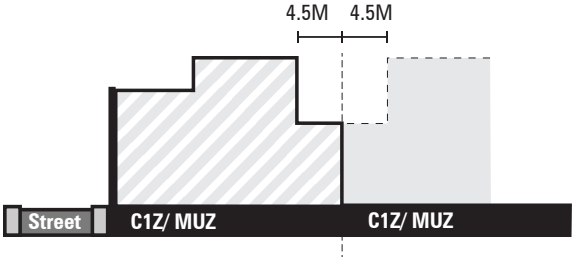
Where the common side boundary is a laneway, the setback is measured from the centre of the laneway.



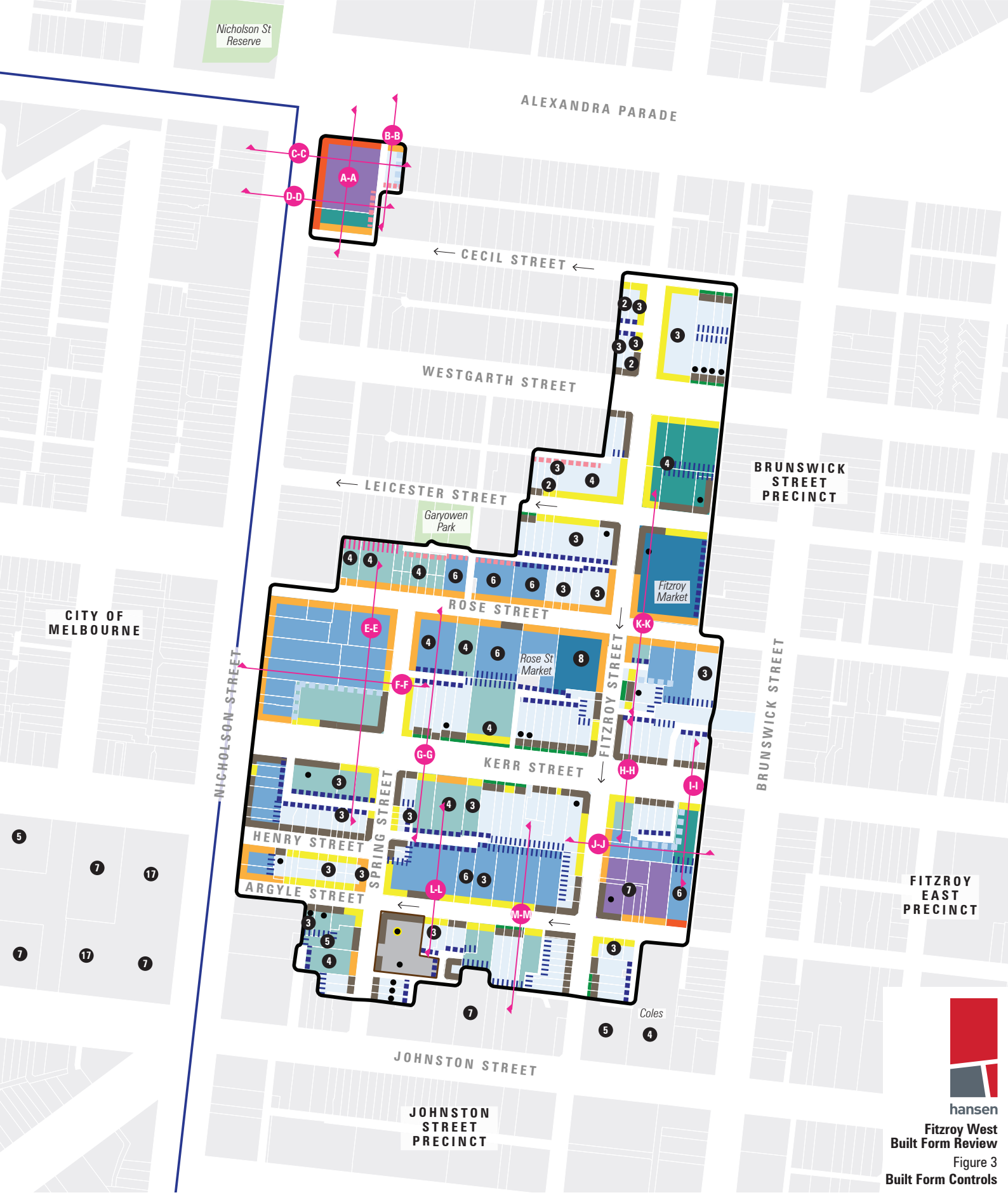
Preferred 4.5m setback of upper levels from centreline of laneway (minimum 3m wide)



Preferred 3m setback of upper levels from common boundary (secondary outlook)



Preferred 4.5m setback of upper levels from common boundary (primary outlook)



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Fitzroy West Built Form Review

Figure 3

Built Form Controls

Legend

- Fitzroy West Precinct Boundary
- Municipal Boundary
- Individually Significant Heritage Site
- Sites with VHR designation
- Building height
- Existing open space

Preferred Building Heights

- 11.2m/ 3 storeys
  12m/ 3 storeys*
- 14.4m/ 4 storeys
- 17.6m/ 5 storeys
  20m/ 5 storeys*
- 20.8m/ 6 storeys
- 24m/ 7 storeys
  28m/ 7 storeys*
- 27.2m/ 8 storeys
- Limited opportunity

Note: * for C2Z sites only.

Preferred Streetwall

- Retain heritage streetwall
- Retain landscape setback
- New 2 storey streetwall (8m)
- New 3 storey streetwall (11.2m)
  New 3 storey streetwall (12m)*
- New 4 storey streetwall (14.4m)
  New 4 storey streetwall (16m)*

Interfaces

- Respond to residential abuttal (no laneway)
- Respond to residential interface (with laneway)
- Respond to non-residential zone abuttal (no laneway)
- Respond to non-residential zone interface (with laneway)
- Site responsive transition required

Project Ref:	2020.062
Dwg No.:	UDD-004
Scale	1:2000 @A3
Date:	12.11.2020
Revision:	F

PART 4: RECOMMENDED CONTROLS

4.1 Methodology

The formulation of future building heights and streetwall conditions within the Fitzroy West Precinct has been influenced by many factors, including:

- Planning Policy Framework;
- Local Planning Policy Framework, including Zones and Overlays;
- Practice Note No. 60 – Height and Setback Controls for Activity Centre;
- Practice Note No. 59 – The Role of Mandatory Provisions in Planning Schemes;
- City of Yarra Housing Strategy (Adopted 4 September 2018);
- Review & Development of the City of Yarra Landmarks Policy (March 2018);
- Urban Design Guidelines for Victoria, 2017;
- Anticipated scale and form of development outside the study area (i.e. within Residential and Employment Zones);
- Views to existing municipal and local landmarks from the public realm;
- Recognition of Yarra's heritage skyline;
- Recent development approvals (including those currently under-construction);
- 3D computer modelling of built form testing for the study area;
- Independent heritage advice and existing character considerations, consistent with the expert heritage advice provided by Council's heritage advisors (GJM Heritage);
- The overall Brunswick Street and Smith Street Built Form Review Background Report (November, 2019); and
- Extensive site inspections and workshops with Council's officers.
- Planning Panel Recommendations for:
  - Johnston Street Local Area Plan (C220);
  - Queens Parade Built Form Review (C223);
  - Swan Street Built Form Review (C191).

4.2 Assumptions

Formula for Deriving Numerical Building Heights

The maximum building heights has been calculated to a higher (than minimum) floor to floor heights in order to:

- Respond to the typical heights found within heritage buildings (between 8-11.2m);
- Accommodate for greater than minimum standards and provide flexibility for future uses;
- Allowance for other design elements to be accommodated, such as parapets, railings, etc.

The following numerical floor to floor dimensions were employed:

- Ground Floor and First Floor: 4m
- Second floor and above: 3.2m

Note: Higher numerical floor levels for mixed use development may be required at upper levels.

Formula for Deriving Numerical Streetwall Heights

The maximum streetwall heights have been calculated based on the above floor to floor heights, plus additional height to allow for parapets, balustrades and minor architectural features.

Zero front setback

New buildings within a commercial and mixed use setting and inner urban areas such as Fitzroy West should generally be built to the street frontage in order to:

- Respond to the prevailing built form character of the area;
- Provide a clear definition at the street edge; and
- Maximise the developable area.

With the exception of retaining existing front setbacks, all new street walls within the commercial and mixed use zone should be built to boundary.

Top Floor Depth

A minimum depth of approximately 10m for the upper most level has been considered in determining overall building heights. This minimum dimension is based on a typical apartment depth, and provision of efficient access.

4.3 Precincts

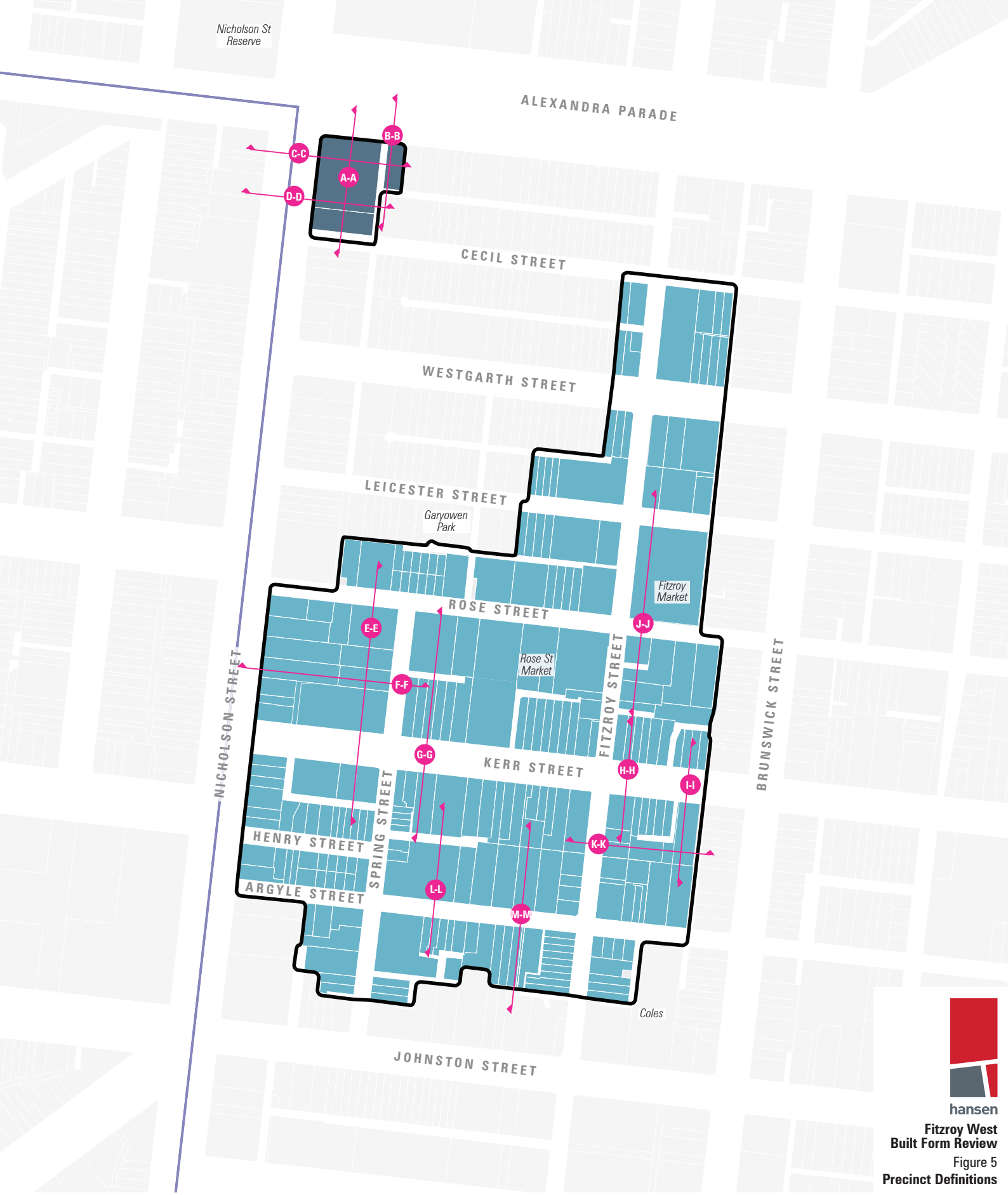
The preceeding proposition indicated that the Fitzroy West Precinct's propensity for change is primarily influenced by the site's primary frontage to wider and higher order streets, opportunity for land consolidation or narrower local streets.

Given the relatively confined and diverse nature of the Fitzroy West precinct, it was considered appropriate not to divide it into smaller precincts. Instead, the sub-precinct definition are intended to identify key areas where site-specific response is warranted given its size and particular conditions.

These are:

SUB-PRECINCT	STREET WALLS / GROUND LEVEL SETBACKS	PREFERRED MAXIMUM BUILDING HEIGHTS
ALEXANDRA PARADE **(366 NICHOLSON STREET & 6 ALEXANDRA PARADE)**	▪ 3 storeys (12m) to 4 storeys (16m).	3-7 storeys (12m to 28m)
FITZROY WEST	▪ Retain existing front setback (as relevant). ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ 2 storeys (8m) to 3 storeys (11.2m). ▪ Preserve existing buildings on VHR sites.	3- 8 storeys (11.2m to 27.2m)

The following diagram illustrates a breakdown of these precinct boundaries (overleaf).



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Fitzroy West
Built Form Review

Figure 5
Precinct Definitions

Legend

- Municipal Boundary
- Precinct 1: 366 Nicholson Street & 6 Alexandra Parade Precinct Boundary
- Precinct 2: Fitzroy West Precinct Boundary

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Revision:	F

PRECINCT 1: ALEXANDRA PARADE

366 NICHOLSON STREET & 6 ALEXANDRA PARADE

This site comprises lots with a primary frontage to Alexandra Parade (south side of the Parade) and Nicholson Street (east side of the street), holding the north eastern junction of this notable intersection.

It is noted that the site is currently in Commercial Zone (C2Z) and not identified within the Brunswick Street and Smith Street Major Activity Centre (City of Yarra Housing Strategy, Adopted 2018).

Preferred precinct character statement

There is a moderate level of change expected to occur at this Municipal threshold, contributing to the boulevard character of Alexandra Parade while recognising its immediate residential context is unlikely to change considerably in the long term.

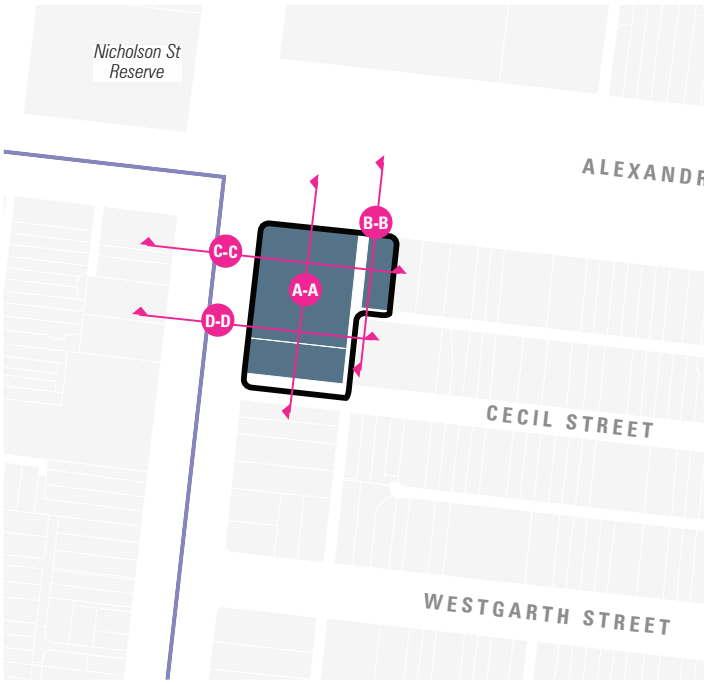
Future development will embrace its corner, main road and heritage influences by adopting new stret walls and a taller building profile along its Alexandra Parade frontage and transition to its sensitive southern and eastern interfaces.

New upper levels will be visually recessive when viewed from Cecil Street in the oblique, ensuring future upper level additions do not overwhelm the pedestrian experience and avoid overshadowing of footpath on the south side.

Built Form Objectives

- To encourage a new built form character on the western junction of Alexandra Parade.
- To maintain a sense of openness within the streetscape.
- To ensure a clear distinction between streetwall profile and rising form behind.
- To encourage development that is made up of parts to reinforce the profile of urban blocks in the precinct.
- To sensitively respond to abutting low-rise and heritage forms.
- To provide a transition to residential neighbourhood to the south and east.

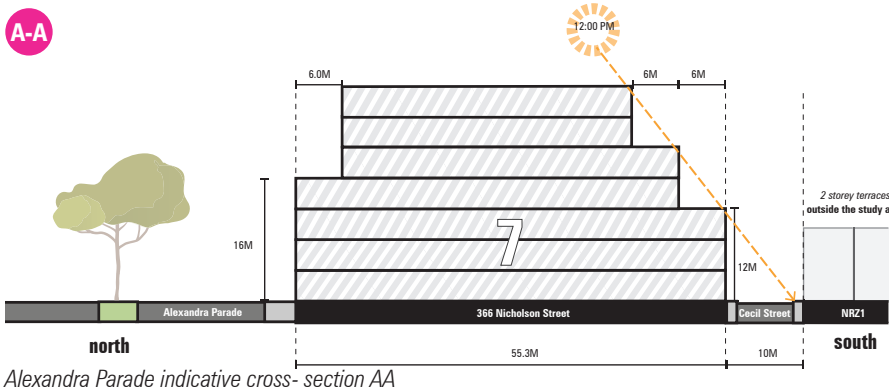
Cecil Street looking east



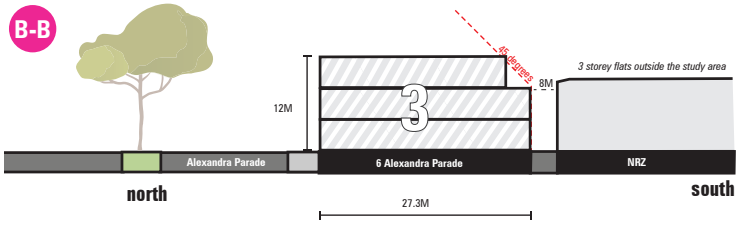
Precinct 1 Extent

Guidelines

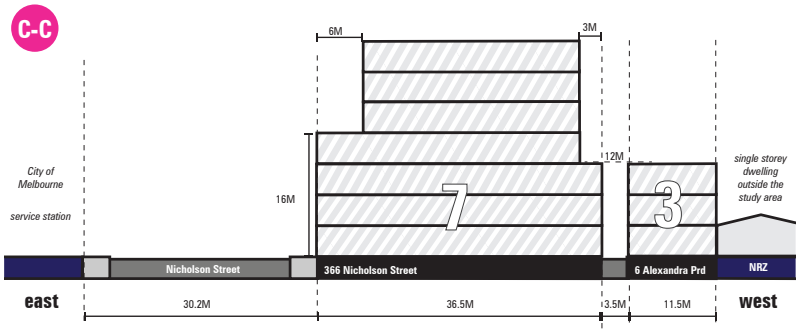
1. Ensure new development reinforces a dominant street wall presentation.
2. Ensure new development on corner sites is designed in the round and 'turns the corner' to address all street frontages.
3. Ensure new development maintains solar access to footpath on opposite side of Cecil Street between 10am to 2pm at the equinox (21 September).
4. Encourage ground level to be setback from the Alexandra Parade and Nicholson Street corner frontage for footpath widening.
5. Ensure servicing and car parking is provided from Cecil Street or side and rear laneways.
6. Facilitate equitable development outcomes to adjacent sites through adequate building separation to rear boundaries.
7. Ensure new development provides opportunities for improved passive surveillance to streets at ground and upper levels.
8. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.



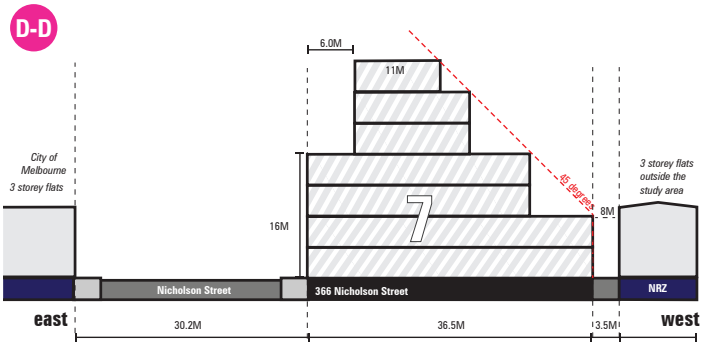
Alexandra Parade indicative cross- section AA



Alexandra Parade indicative cross- section BB



Nicholson Street indicative cross-section CC



Nicholson Street indicative cross-section DD

PRECINCT 2: FITZROY WEST

This precinct comprises lots with primary frontages to local streets, mostly towards east- west streets between Brunswick Street in the east and Nicholson Street to the west. There is a high frequency of intersections with limited subdivisions oriented east- west fronting Nicholson Street, Fitzroy Street and Spring Street at the southern part.

Preferred precinct character statement

Fitzroy West will continue to be defined by a diverse mix of heritage residential and industrial built forms in Mixed Use Zone, between Brunswick Street and Nicholson Street. Future development will respond to this mixed character by adopting low and mid rise infill forms that are carefully shaped by its heritage, subdivision and streetscape influences.

Areas for increased opportunity for contemporary mid-rise development along Nicholson Street and on larger allotments with limited heritage and residential sensitivity fronting Rose Street and the north-eastern part of Leicester Street, acknowledging recently completed and approved mid-rise developments.

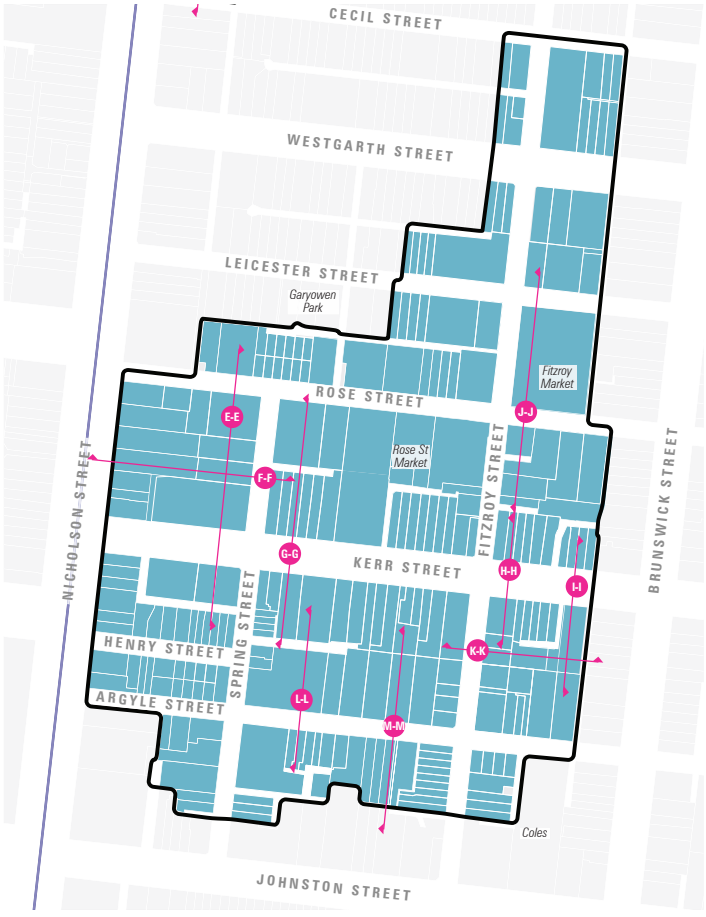
Infill development opportunities within the precinct will be recessive, adopting a 'street wall and setback' model to retain the prominence and diversity of the heritage frontages, as well as the open sky view when viewed from within the street corridor. New upper levels will turn the corner and transition to residential interfaces at the side and rear.

Future development in this precinct will continue to recognise the importance of junctions and corner sites for wayfinding and sense of place. New street walls and setback upper levels will respond to the prevailing heritage feature of the junction. Additionally, the junction of Fitzroy and Rose Streets play an important wayfinding role being at the intersection of two key pedestrian connections.

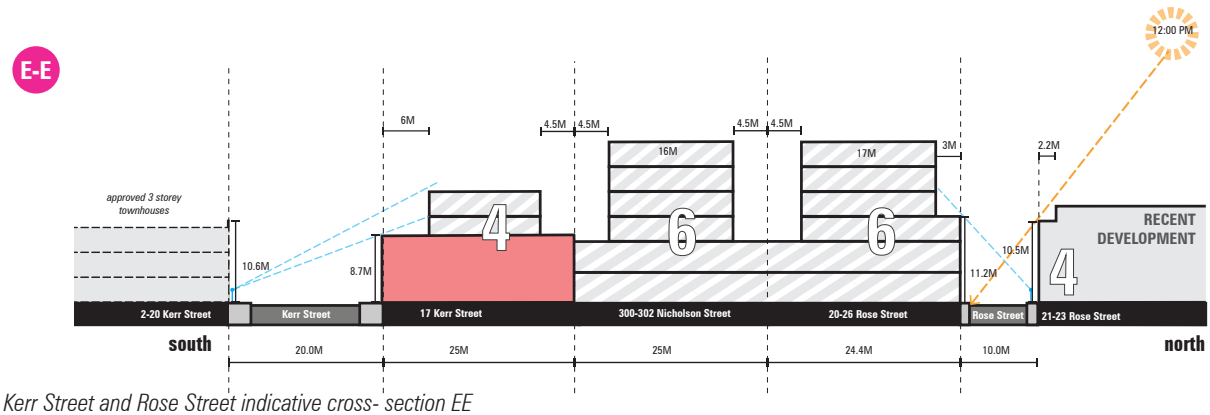
Westgarth Street looking west from within Fitzroy Street

Built Form Objectives

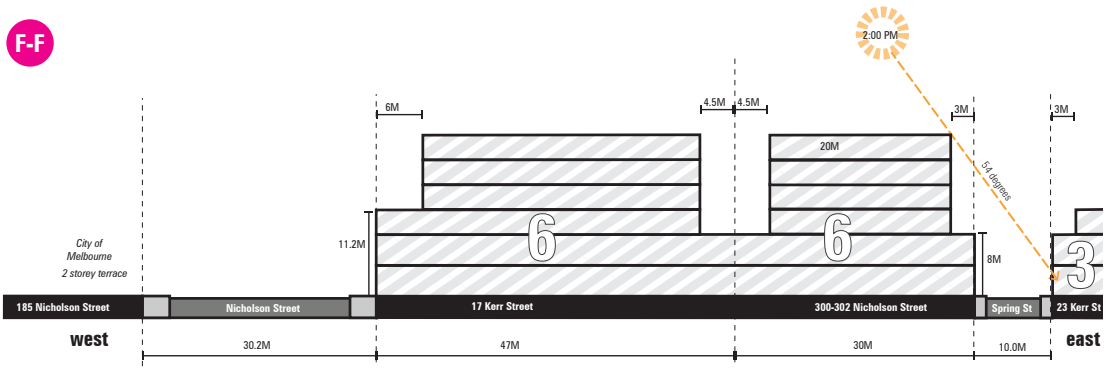
- To support modest development opportunity that respects the heritage values of the precinct.
- To support contemporary mid-rise development on large site with limited heritage and residential sensitivity.
- To retain the prevailing low-rise streetscape presentation.
- To ensure the heritage frontage remains the visually dominant element of built form and new development is visually recessive and does not dominate the streetscape.
- To encourage development that is made up of parts on large, non-contributory sites to reinforce the profile of urban blocks in the precinct.
- To retain existing built fabric on VHR sites.
- To support development that contributes to an active, high quality and pedestrian-friendly environment.
- To maintain solar access to footpaths on key pedestrian streets and green streets.
- To provide adequate transitions to residential interfaces.



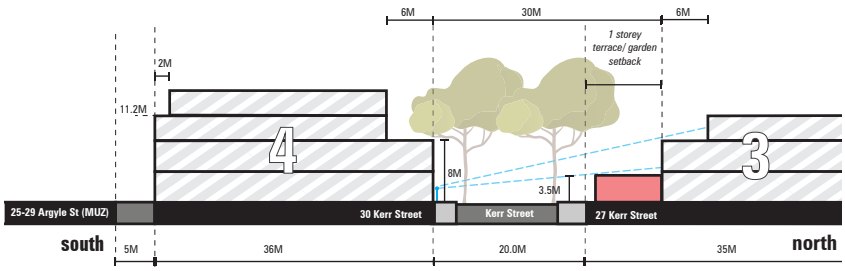
Precinct 2 Extent



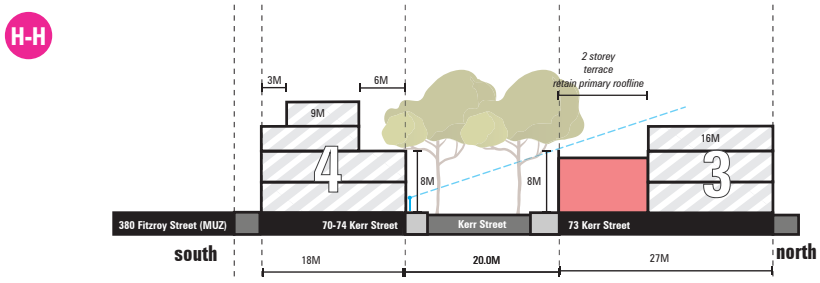
Kerr Street and Rose Street indicative cross- section EE



Nicholson Street and Spring Street indicative cross- section FF



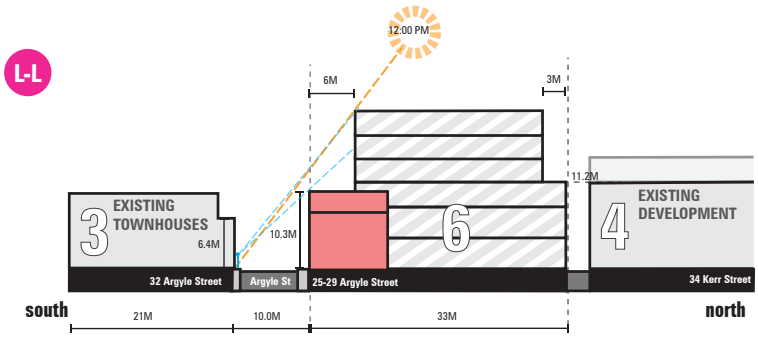
Kerr Street indicative cross- section GG



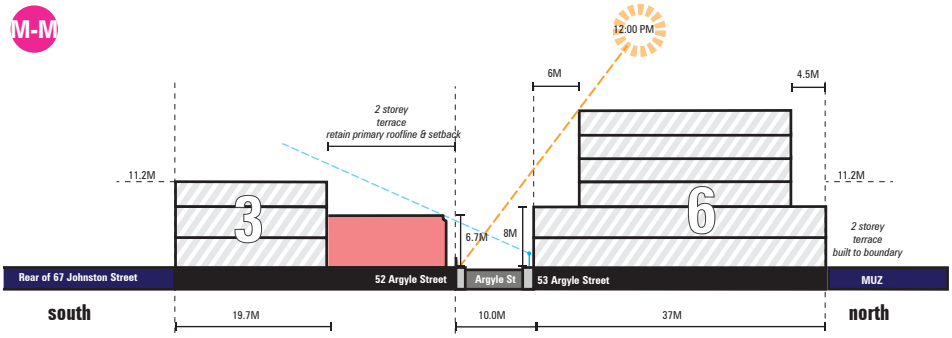
Kerr Street indicative cross- section HH

Guidelines

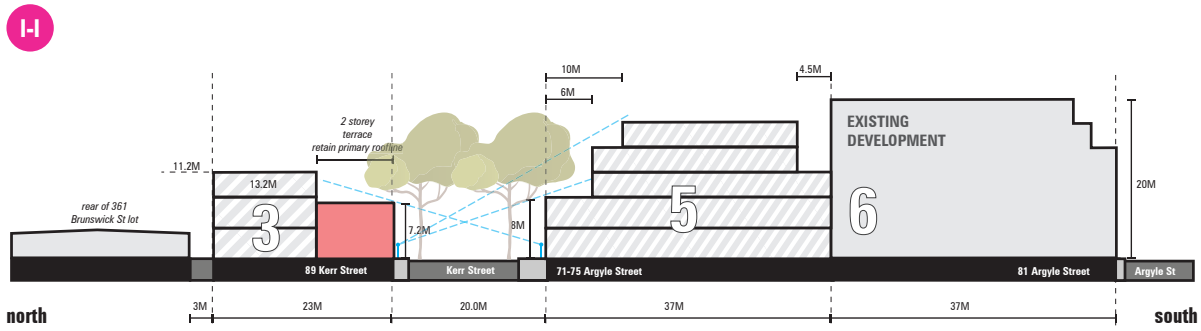
1. Ensure new street walls match the parapet height of adjoining heritage forms.
2. Avoid new single storey street wall.
3. Establish a clear distinction between street wall and rising form behind.
4. Encourage retention and repurposing of existing built form on VHR sites.
5. Ensure new development complements heritage architectural features (grain and rhythm).
6. Ensure new development on corner sites is designed in the round and 'turns the corner' to address all street frontages.
7. Ensure upper levels behind heritage street wall adopt a 'recessive' architectural language and material palette.
8. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.
9. Ensure new development recognise heritage sensitivity along the Brunswick Street spine.
10. Ensure new development maintains solar access to:
    - The footpath on the south side of Westgarth Street and Kerr Street between 10am and 2pm at the equinox.
    - To footpath on the west side of Fitzroy Street at 10am at the equinox.
    - To footpath on the east side of Fitzroy Street at 2pm at the equinox.
    - For other streets within the study area, to level 1 (above ground level) between 10am and 2pm at the equinox (21 September).
11. Facilitate equitable development outcomes to adjacent sites through adequate building separation to side and rear boundaries.
12. Ensure exposed party walls to side boundaries are designed to be visually interesting.
13. Ensure servicing and car parking is provided from secondary side streets or rear laneways.
14. Ensure new development provides opportunities for improved passive surveillance to streets at ground and upper levels.



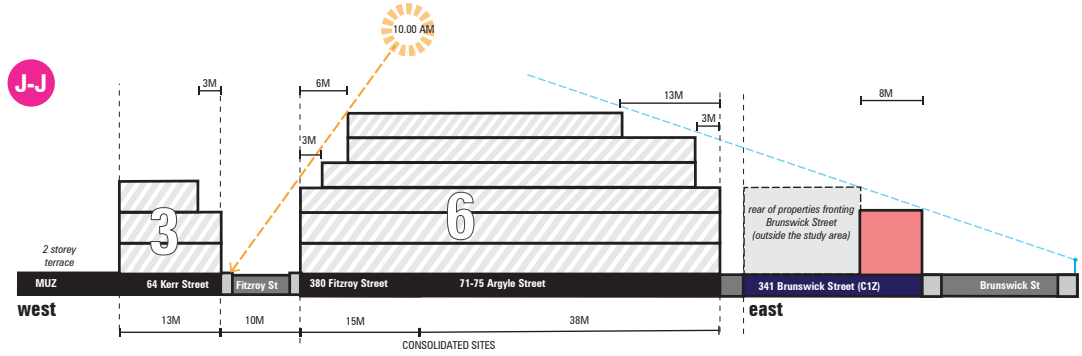
Argyle Street indicative cross- section LL



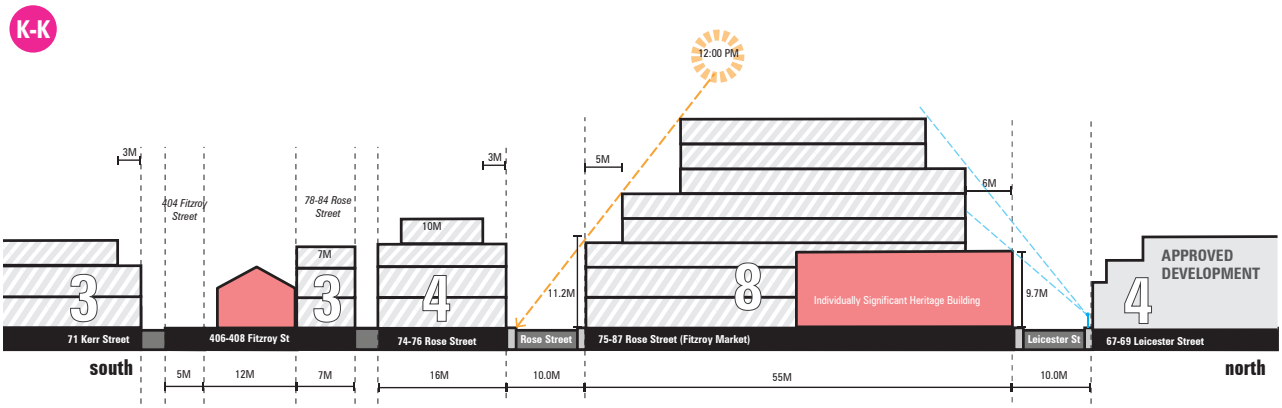
Argyle Street indicative cross- section MM



Kerr Street indicative cross- section II



Rose Street and Leicester Street indicative cross- section JJ



Fitzroy Street indicative cross- section KK

4.4 General Built Form Guidelines

Built Form Recommendations

A range of specific built form recommendations and design guidelines have been developed for all precincts.

These built form guidelines focus on the Fitzroy West Precinct, where future development is anticipated and design guidance is required.

Visually distinct additions and upper levels

Given the diverse character of Fitzroy West, new buildings or additions should be designed to have a visually distinctive architectural expression from the heritage element. This is in order to ensure that new form can be clearly 'read' and understood as a more recent component. It also encourages contemporary architectural responses which will contribute to the 'richness' and diversity of built form.

Lightweight materials, colours and finishes that contrast with the prevailing masonry forms are also encouraged to assist in the clear distinction between new and old, while also assist in visually recessing new forms.

Architectural Considerations

To street frontages, expansive blank walls should be avoided and where visible from within the public realm, any blank walls need to be visually divided into small elements through architectural treatments or artistic decoration to reduce visual mass.

Fenestration patterns and facade solid to void proportions need to reflect the prevailing streetscape rhythm and presentation.

New forms should 'fit' within the prevailing streetscape character. Avoid overly busy and complex architectural expressions.

New forms should also ensure exposed party walls to side boundaries are designed to be visually dynamic to minimise visual bulk.

Active and Semi Frontages

In Activity Centres and Mixed Use areas, buildings must provide sufficient activation at street level to foster 'life' on the street and provide opportunities to maximise safety via passive surveillance. Along the key movement corridors such as Rose Street, Leicester Street, Fitzroy Street and Nicholson Street, active ground frontages are encouraged.

Along local streets and mixed use areas, semi-active frontages are more appropriate. As these 'less active' frontages still maintain an appropriate level of passive surveillance, while also providing more privacy and seclusion to the inside of the building, befitting the nature of the use as a dwelling or office.

Direct pedestrian entries into ground floor uses is encouraged, particular on larger sites, with broad frontages.

Upper levels also provide opportunities for 'eyes on the street' and contribute to passive surveillance of the public realm. Windows and balconies that orientate towards the street (rather than to side boundaries) are encouraged.

Public Open Space provision

Public open space is an important element within urban areas, as is its spatial provision. In inner urban areas such as the Fitzroy West Precinct the provision of streets as extension of public space is important to the social health and well-being of a local community. There are presently no 'pocket parks', or open space within the study area. The potential for a permanent shared zone arrangement at Rose Street is being investigated and from an urba ndesign perspective, it is an appropriate response to the anticipated increase in pedestrian footfall and improvement to pedestrian amenity when footpath widening, or road closure may not be achievable.

Services and Vehicle access

Ensure servicing and car parking is provided from secondary side streets or rear laneways.

The consolidation of services into basement levels is highly encouraged to mitigate extent of inactive, blank walls to the public realm. Ensure provision of servicing and car parking do not dominate the street.